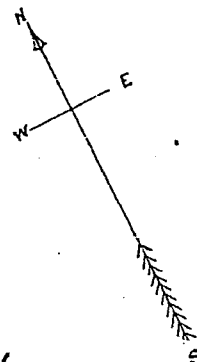


# **Exhibit 1**



# PLAT

OF LAND ON HARTFORD AVE. JOHNSTON R. I.

BELONGING TO

## HERBERT B. WOOD

BEING A RE-PLAT OF A PORTION OF A PLAT ENTITLED

### "PLAT OF LAND IN JOHNSTON R. I.

BELONGING TO

## BENJAMIN H HAWKINS

*Surveyed & Drawn by J A Latham April 1889*

REPLATTED JUNE 1893 BY R. S. MOWRY

Scale 60ft=1 inch

*Note: I hereby reserve the right to close the street adjoining lots 17, 15, 22 to 27 inclusive in case Westfield Street should be opened in a straight line to Hartford Avenue as indicated by the dotted lines on the plat*

*Herbert B Wood.*

RECEIVED ON FILE.  
JOHNSTON, R. I. June 30, 1893.

AT O'CLOCK . . . M.

Wm F. King  
TOWN CLERK



OLD KILLINGLY

1/4

Stone bound taken

ROAD

| Plat | Lot | Street        |
|------|-----|---------------|
| 114  | 138 | Hartford Ave. |

Herbert B. Wood

Mary Wood wife Herbert B.

Herbert B. Wood

Zaletta M. Wood

Nicholas S. Winsor, Smithfield

William H. Cochrane & wife Delia

Rose Ciolfi

Luigi Ciolfi & wf

Natalina, Jt. Ten.

1214/764

Date

1J1'98

2 D'01

1Ap'07

10Je'11

1 F'13

1Ap'13

JUN '46

7/27/7

True Copy Attest  
Stephen T. Bowles  
Office of Clerk of Superior Court  
Counties of Providence & R.I.  
Providence, Rhode Island

D- Library Bureau 111-9357 -A

Bevite

Summary Record Card generated on 12/31/2018 11:21:05 AM by Yuberki Torres

Page 1

City of Providence  
 Tax Map # 114-0138-0000  
 Parcel Id 43298  
 661 Hartford Ave, Providence  
 Mirca Benitez Since Jul 2008  
 661 Hartford Ave  
 Providence RI 02909

|               |                |              |           |
|---------------|----------------|--------------|-----------|
| Class         | 02 2 -5 Family | Roll Section | 1 Taxable |
| Property Type | 1 Residential  | Nbhd         | 1350 1350 |
| Zoning        | C2 C-2         | Zoning2      | C2 C-2    |
| Zoning3       | C2 C-2         | District No. | 3         |
| Living Units  | 2              | Tax Code     | R01 R01   |
| Size Total    | 0.11 Acres     |              |           |
| FY            | 2018           |              |           |

Owner (Current)

Mirca Benitez  
 661 Hartford Ave  
 Providence RI 02909

Israel Caceres  
 661 Hartford Ave  
 Providence RI 02909

Owner (Previous)

LUIGI CIOLFI  
 37 MIDDLETON ST  
 PROVIDENCE, RI 02909-5720

NATALINA CIOLFI  
 37 MIDDLETON ST  
 PROVIDENCE, RI 02909-5720

Paul B Scorpio II  
 28 A St  
 Cranston, RI 02920

Guillermo Caceres  
 661 Hartford Ave  
 Providence, RI 02909

Ramon Granados  
 661 Hartford Ave  
 Providence, RI 02909

Mirca Benitez  
 661 Hartford Ave  
 Providence RI 02909

Parcel Info.

| Subdivision | Effective Year | Inactive Year | Legal |
|-------------|----------------|---------------|-------|
| /           | 1967           | 9999          |       |

Legal Description

|            |                  |               |                |
|------------|------------------|---------------|----------------|
| Front Size |                  | Class         | 02 2 -5 Family |
| Size 1     | 4941 Square Feet | Primary Land  |                |
| Size 2     |                  | Property Type | 1 Residential  |
| Size Total | 0.11 Acres       |               |                |

**COUNTY DEED RECORDS**


Expire Date: 3/1/2023

Home Owner ID: CH84637773

**Registration Fee Voucher****\$199.00**

Lender Info: CLASSIFIED FOR PRIVACY

Signature required for redemption

To The  
Order Of
  
 29338 T87 P5 \*\*\*\*\*AUTO\*\*ALL FOR AADC 028  
 Jonathan David  
 661 Hartford Ave  
 Providence RI 02909-5919

Signature: \_\_\_\_\_

*Not all consumers have previous coverage. We are not affiliated with your current mortgage holder.*  
 THIS IS NOT A CHECK

HOME WARRANTY DIRECT  
Home Warranty DeptIMMEDIATE RESPONSE TO THIS  
NOTICE REQUESTED
 Notice Date: 2/6/2023  
 Contact Phone: 1-800-301-5412  
 Home Owner ID: CH84637773  
 Respond By: 3/1/2023
**FINAL NOTICE**

Lender Info: CLASSIFIED FOR PRIVACY

 Call to verify the above information  
**Before the respond date expires!**

Read below for more information

IMMEDIATE RESPONSE REQUESTED

Home Owner ID: CH84637773

ATTENTION: Jonathan David

This letter is to inform you that the property's home warranty, at 661 Hartford Ave, Providence, RI 02909-5919 secured by CLASSIFIED FOR PRIVACY, may be expiring or may have already expired.

Our records indicate that you **HAVE NOT CONTACTED** us yet to get your Home Warranty up to date.

**Please Call IMMEDIATELY as this will be our FINAL ATTEMPT TO NOTIFY YOU 1-800-301-5412.**

Without a home warranty in place, you are at risk of being financially liable for any and all repairs. However, you still may have time left to activate a Warranty on your home before it's too late. No inspection will be required and final acceptance is subject to your ability to meet eligibility requirements.

We reserve the right to revoke your eligibility for service coverage after 5 days.

PLEASE RESPOND BY: 3/1/2023

PHONE: 1-800-301-5412

**CALL 1-800-301-5412**

Operating Hours: Monday - Friday 8AM TO 9PM CST, SAT 10AM TO 2PM CST

**Se Habla Español: 888-809-4797**

Home Owner ID: CH84637773

TOLL-FREE: 1-800-301-5412

## Duplicate Bill

Jonathan David Caceres  
661 Hartford Ave  
Providence RI 02909

\*AC92216512003\*

ACCOUNT NO: 92216512003

LENDER:

|                           |                   |
|---------------------------|-------------------|
| 2022 TAX DUE:             | \$1,216.63        |
| 2022 INTEREST DUE:        |                   |
| PRIOR YEARS TAXES DUE:    |                   |
| PRIOR YEARS INTEREST DUE: | \$0.00            |
| <b>TOTAL AMOUNT DUE:</b>  | <b>\$1,216.63</b> |

## DESCRIPTION

| REAL ESTATE               |               |                  |              |                    |                     |             |             |             |             |                   |
|---------------------------|---------------|------------------|--------------|--------------------|---------------------|-------------|-------------|-------------|-------------|-------------------|
| YR                        | PLAT/LOT      | PROPERTY LOC.    | TOTAL A.     | ORIG. DUE          | ADJ./AB.            | CHARGES.    | INT.        | REVERS.     | REFUND      | TOT. DUE          |
| 2022                      | 114-0138-0000 | 661 Hartford Ave | \$273,400.00 | \$4,866.52         |                     | \$0.00      | \$0.00      |             |             | \$3,649.89        |
| Interest as of date:      |               |                  |              |                    |                     |             |             |             |             | \$0.00            |
| REAL ESTATE TOTAL:        |               |                  |              |                    |                     |             |             |             |             | \$3,649.89        |
|                           |               |                  |              |                    |                     |             |             |             |             | \$1,216.63        |
|                           |               |                  |              |                    |                     |             |             |             |             |                   |
|                           |               |                  |              | <u>PRIOR YEARS</u> | <u>CURRENT YEAR</u> | <u>QTR1</u> | <u>QTR2</u> | <u>QTR3</u> | <u>QTR4</u> |                   |
| REAL ESTATE TAX:          |               |                  |              |                    | \$1,216.63          |             |             |             |             | \$1,216.63        |
| TANGIBLE TAX:             |               |                  |              |                    |                     |             |             |             |             |                   |
| EXCISE TAX:               |               |                  |              |                    |                     |             |             |             |             |                   |
| <b>TOTAL AMOUNT DUE :</b> |               |                  |              |                    |                     |             |             |             |             | <b>\$1,216.63</b> |

Document Prepared By:  
 Ronald E Meharg, 888-362-9638  
 Recording Requested By:  
 Option One Mortgage Corporation, Inc.  
 When Recorded Return To:  
 BOCX  
 1111 Alderman Dr.  
 Suite 350  
 Alpharetta, GA 30005

|      |     |            |
|------|-----|------------|
| OPTI | 647 | 0018731786 |
|------|-----|------------|

CRef#: 06/22/2008-PRess: R062-POF

Date: 06/12/2008-Print Batch ID: 53511

Property Address:

661 HARTFORD AVE

PROVIDENCE, RI 02909

Recorded by: 06/12/2008 Copyright (c) 2007 by BOCX LLC

Doc No: 00015164  
 Book: 9136 Page: 18

RECEIVED =

Providence  
 Received for Record  
 Jun 23/2008 at 11:06:41A  
 Document Num: 00015164  
 John A Murphy  
 Recorder of Deeds

This Space for Recorder's Use Only

# MORTGAGE RELEASE, SATISFACTION, AND DISCHARGE

IN CONSIDERATION of the payment and full satisfaction of all indebtedness secured by that certain Mortgage described below, the undersigned, **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION**, whose address is 6501 Irvine Center Drive, Irvine, CA 92618, being the present legal owner of said indebtedness and thereby entitled and authorized to receive said payment, does hereby release, satisfy, and discharge said Mortgage in full and does hereby consent that the same be canceled and discharged of record.

Original Borrower(s): **GUILLERMO CACERES**

Original Mortgagee: **Option One Mortgage Corporation, A California Corporation**

Date of Mortgage: 09/07/2005

Loan Amount: \$42,750.00

Recording Date: 09/07/2005 Book: 7539 Page: 129

and recorded in the official records of the City of Providence, State of Rhode Island affecting Real Property and more particularly described on said Mortgage referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of 06/17/2008.

**OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION**

Christie Baldwin  
 Witness: Christie Baldwin

Rita Knowles  
 Rita Knowles  
 Vice President

State of GA  
 County of Fulton

On this date of 06/17/2008, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named Rita Knowles, known to me (or identified to me on the basis of satisfactory evidence) that he or she is the Vice President of **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** and was duly authorized in his or her respective capacity to execute the foregoing instrument for and in the name and in behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

Veronica Turner  
 Notary Public:



Veronica Turner  
 NOTARY PUBLIC  
 Fulton County  
 State of Georgia  
 My Commission Expires  
 August 31, 2010

1. See Exhibit "A". Attached hereto and incorporated herein by the property Located in the city of Providence, Rhode Island, more particularly described as Follows:

Exhibit "A"

The certain lot of land with the building and improvements thereon, located in the City of Providence, County of Providence, State of Rhode Island, laid out and designated as lot numbered forty (40) on that plat entitled, "Plat of Land on Hartford Avenue, Johnston, R.I., belonging to Herbert H. Wood, being a Re-plat for a portion of a Plat entitled 'Plat of Land in Johnston, R.I., belonging to Benjamin H. Hawkins, surveyed and drawn by J. A. Latham, April 1889' replatted June 1893 by H. E. Mowry" which said plat is on record in the land records of the City of Providence on Plat Card 776.

This property is conveyed subject to an easement and right of way for the benefit of 659 Hartford Avenue, currently identified as lot 139 on assessor's plat 114 and designated as lot 41 on the aforementioned plat, over and across the northerly eighteen (18) feet in depth of the entire width of lot 40 to pass and repass by foot or vehicle from Midelton Street to the rear of lot 41. Said easement being further described as follows:

Beginning at a point being the northwesterly corner of lot 40, thence in a southerly direction eighteen (18) feet to a point in the westerly side of said lot; thence in an easterly direction fifty (50) feet to a point on the easterly side of said lot; thence in a northerly direction eighteen (18) feet to a point being the northeasterly corner of said lot; thence in a westerly direction fifty (50) feet to the point and place of beginning.

In consideration of granting this easement and right of way, the owner of lot 41 (650 Hartford Ave.) shall be responsible for maintaining the easement. This easement and right of way shall run with the land and is binding on successors, heirs and assigns.

Being a portion of the premises conveyed to Luigi and Natalina Ciolfi by deed of Rose Ciolfi recorded in Book 1214 page 746.

Property Address: 661 Hartford Ave.

Assessor's plat 114 lot 138